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## **MINUTES OF RDA SPECIAL REGULAR MEETING - JULY 22, 2008**

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, JULY 22, 2008, AT 6:56 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN VINCENT.

### **THE FOLLOWING MEMBERS WERE PRESENT:**

Steve Vincent  
Carolynn Burt  
Joel Coleman  
Corey Rushton

Wayne Pyle, Chief Executive Officer  
Sheri McKendrick, Secretary

ABSENT: Dennis J. Nordfelt  
Russ Brooks  
Mike Winder

### **STAFF PRESENT:**

Paul Isaac, Assistant City Manager  
John Evans, Fire Chief  
Kevin Astill, Parks and Recreation Director  
Jim Welch, Finance Director  
Russell Willardson, Public Works Director  
Layne Morris, Community Preservation Director  
Joseph Moore, CED Director  
Mike Wells, Acting Police Chief  
Nicole Cottle, Acting City Attorney  
Aaron Crim, Administration  
Steve Pastorik, CED Department  
Jake Arslanian, Public Works Department

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### **OPENING CEREMONY**

The Opening Ceremony was previously conducted by Joel Coleman who led the Pledge of Allegiance to the Flag.

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## **MINUTES OF RDA SPECIAL REGULAR MEETING - JULY 22, 2008**

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### **RESOLUTION NO. 08-17, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH WEST VALLEY CITY TO PURCHASE THE MARK IV APARTMENTS IN WEST VALLEY CITY**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-17 which would approve a Real Estate Purchase Agreement with West Valley City in the amount of \$2,353,426.74 plus closing costs, to purchase the Mark IV Apartments in West Valley City.

Mr. Pyle stated the Agency desired to acquire the two parcels of property currently occupied by the Mark IV Apartments. He also stated the subject property was located in the City Center Redevelopment Project Area and would play a key role in the renewal of that area. He reported that by owning the property, the Agency would have control over its use and development and could insure development in accordance with the vision for the City Center. He also reported RDA bonds would finance purchase of the subject property.

The Chief Executive Officer indicated the City previously purchased the subject property on behalf of the RDA while the RDA arranged to issue bonds. He stated now the bonds had been issued, the Agency would purchase the property from the City in an amount equal to the City's cost in the original acquisition.

After discussion, Mr. Coleman moved to approve Resolution No. 08-17, a Resolution Approving a Real Estate Purchase Agreement with West Valley City to Purchase the Mark IV Apartments in West Valley City. Mr. Rushton seconded the motion.

A roll call vote was taken:

Ms. Burt	Yes
Mr. Coleman	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

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## **MINUTES OF RDA SPECIAL REGULAR MEETING - JULY 22, 2008**

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### **RESOLUTION NO. 08-18, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH DENZA C. FORBES TO PURCHASE PROPERTY LOCATED AT 3559 SOUTH HOLMBERG STREET IN WEST VALLEY CITY**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-18 which would approve a Real Estate Purchase Agreement with Denza C. Forbes in the amount of \$147,000.00 plus closing/broker costs, to purchase property located at 3559 South Holmberg Street in West Valley City.

Mr. Pyle stated the Agency desired to acquire this residential property on Holmberg Street. He also stated the property was located in the City Center Redevelopment Project Area and would play a key role in the renewal of this area. By owning the property the Agency would have control over its use and development and could insure development in accordance with the Agency and the City's vision for the City Center. He indicated the RDA would issue bonds to fund purchase of the property.

The Chief Executive Officer reported the City Center Redevelopment Plan had been adopted by an Agency resolution in 2004 and was recently updated. He stated the Plan involved the urban renewal of the area that included the Valley Fair Mall and the property surrounding West Valley City Hall and the area to the west of City Hall.

Chief Executive Officer, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Mr. Rushton moved to approve Resolution No. 08-18, a Resolution Approving a Real Estate Purchase Agreement with Denza C. Forbes to Purchase the Property Located at 3559 South Holmberg Street. Ms. Burt seconded the motion.

A roll call vote was taken:

Ms. Burt	Yes
Mr. Coleman	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

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## **MINUTES OF RDA SPECIAL REGULAR MEETING - JULY 22, 2008**

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### **RESOLUTION NO. 08-19, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH MATTHEW AND DIAN BJARNSON FOR PROPERTY LOCATED AT 2943 WEST LEON AVENUE IN WEST VALLEY CITY**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-19 which would approve a Real Estate Purchase Agreement with Matthew and Dian Bjarnson in the amount of \$700,000.00 plus closing costs, for property located at 2943 West Leon Avenue in West Valley City.

Mr. Pyle stated the Agency desired to acquire the mobile home park located at 2943 West Leon Avenue. He further stated the property was located in the center of the City Center Redevelopment Project Area and would play a key role in the redevelopment of that area. He indicated by owning the property, the Agency would have control over its use and development and could insure it was developed in accordance with the Agency and the City's vision for the City Center.

The Chief Executive Officer reported the City Center Redevelopment Plan had been adopted by the Agency by resolution in 2004 and was recently updated. He stated the Plan involved the urban renewal of the area that included the Valley Fair Mall and the property surrounding West Valley City Hall.

Chief Executive Officer, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Ms. Burt moved to approve Resolution No. 08-19, a Resolution Approving a Real Estate Purchase Agreement with Matthew and Diane Bjarnson for Property Located at 2943 West Leon Avenue in West Valley City. Mr. Coleman seconded the motion.

A roll call vote was taken:

Ms. Burt	Yes
Mr. Coleman	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

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## **MINUTES OF RDA SPECIAL REGULAR MEETING - JULY 22, 2008**

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### **RESOLUTION NO. 08-20, APPROVE A REAL ESTATE PURCHASE AGREEMENT WITH WHITMORE'S INC. TO PURCHASE TWO PARCELS OF PROPERTY LOCATED AT 2867 WEST 3500 SOUTH AND 2851 WEST 3500 SOUTH IN WEST VALLEY CITY**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 08-20 which would approve a Real Estate Purchase Agreement with Whitmore's Inc. in the amount of \$755,000.00 plus closing costs, to purchase two parcels of property located at 2867 West 3500 South and 2851 West 3500 South in West Valley City.

Mr. Pyle stated the Agency desired to acquire the two parcels of property currently occupied by the Midas Muffler shop. The property is located in the City Center Redevelopment Project Area and would play a key role in the renewal of the area. He indicated by owning the property, the Agency would have control over its use and development and could insure it was developed in accordance with the Agency and the City's vision for the City Center. He also stated the RDA bonds would be issued to finance the purchase of the property.

The Chief Executive Officer reported the City Center Redevelopment Plan had been adopted by the Redevelopment Agency resolution in 2004 and had recently been updated. He stated the Plan involved the urban renewal of the area that included the Valley Fair Mall and the property surrounding West Valley City Hall.

Chief Executive Officer, Wayne Pyle, further reviewed the proposed Resolution and answered questions from members of the Board.

After discussion, Councilmember Coleman moved to approve Resolution No. 08-20, a Resolution Approving a Real Estate Purchase Agreement with Whitmore's Inc. to Purchase Two Parcels of Property Located at 2967 West 3500 South and 2851 West 3500 South in West Valley City. Councilmember Rushton seconded the motion.

A roll call vote was taken:

Ms. Burt	Yes
Mr. Coleman	Yes
Mr. Rushton	Yes
Chairman Vincent	Yes

Unanimous.

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## **MINUTES OF RDA SPECIAL REGULAR MEETING - JULY 22, 2008**

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THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, JULY 22, 2008, WAS ADJOURNED AT 7:00 P.M., BY CHAIRMAN VINCENT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, July 22, 2008.

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Sheri McKendrick, MMC  
Secretary

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